

INTERIOR DESIGN TERMS



DESIGN ACRONYMS

AFF - Above Finished Floor

This acronym is usually spotted on construction documents when an item is being measured on how high it is from the floor. [For example, this window is 60" AFF].

COM - Customers Own Material

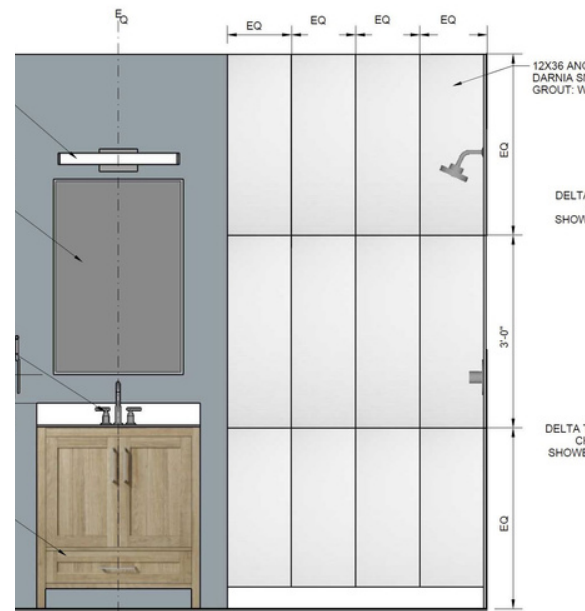
When ordering something custom and the client has their own fabric or material they want to use, we call that COM. Make sure to note that on your drawings or documents.

FF&E - Furniture, Fixtures, & Equipment

This term is seen in construction documents. It applies to all furniture and equipment that is movable [tables, chairs, decor stuff, lights].

EQ - Equal

Another technical drawing term. EQ is used when you want to note an item to be equally spread out. I especially use this when measuring out tiles in my drawings [see top right photo]. It lets contractors know those tiles or items should be all cut the same size or equally spread out.



COTTAGE BATHROOM ELEVATION 1

3/4" = 1'-0"



PROJECT MANAGEMENT TERMS

LEAD TIME - How long it will take the product to get delivered.

When browsing for furniture or materials, you'll see "lead time 3-4 weeks." This means the item will take 3-4 weeks until it gets delivered. ALWAYS ask what the lead time is for anything related to the project.

PUNCH LIST - A to-do list of things that need to be taken care of.

A punch list document is a check list. It's created when the project is near completion. As you're taking a walkthrough of the project, you are listing and noting any items that are missing, stuff that needs to get fixed, and things that need to be bought.

BACKORDER - An item not in stock at the moment.

This term scares all designers, ha-ha. When something is backordered, that means you need to wait until it comes back in stock. What's scary is, you might be told an item is coming back in stock within 3 weeks, but then it keeps on getting delayed. A major yikes!

FREIGHT - Furniture transported from one warehouse to another.

This is separate from shipping. When ordering from trade-only companies or vendors, they don't always allow the furniture to get shipped directly to the client's house. Freight is the cost of the delivery to get it from the vendor you purchased from to a receiving warehouse.

DROPSHIP - Furniture delivered straight to the client's house from the vendor.

Sometimes vendors do allow furniture to get shipped directly to the client's house from the warehouse. You just need to ask the vendor if that is an option.

WHITE GLOVE DELIVERY - Delivery service that delivers, unpacks, & assembles.

A really nice service. The delivery team brings the furniture to the preferred room and installs it within that same day. There is an upgrade fee to use this service.

CURBSIDE DELIVERY - Items delivered are left at the front door.

Basically, the vendor delivers it to the client's house but don't bring it inside.

DESIGNER NET - The price you pay as a designer.

It is always less than retail price. The discount varies from vendor to vendor. Ranging from 10% to 30%.

CONSTRUCTION TERMS

GROUT - The filler strip that goes in between tiles.

Grout locks tiles tight, keeping out water. Tiles cannot be installed without using grout. It is made from water, cement, and sand. As designers we call out what color to use for grout.

SCHULTER - An aluminum or stainless-steel trim used to cover exposed tiles.

Tiles are sharp. A schulter strip is a barrier that protects you from being cut by the tiles. Especially when tiling shower walls and backsplash, exposed edges must be covered. Just like grout, we designers note which color to use for the Schulter strip.

DEMO - Tearing down, or destroying any buildings or structures.

When you're involved in renovations, the construction drawings provided by the architect will include a demo plan. Those plans note which walls or structural elements are going to be removed.

NTS - Not to scale.

If a drawing isn't to scale, it is noted as NTS (in other words, approximate). This notation lets contractors or architects know not to measure by ruler because any measurement will be inaccurate.

ADDENDUM - Modifying the bidding documents.

Any changes made to the architect plans after the final approval require an addendum to be processed and approved. It also applies if something needs to be fixed, or if the owner adds to the scope of work.

